WHO LIVES IN AFFORDABLE HOUSING?

Indianapolis Metropolitan Region

	Very Low Income 30% MFI [1]	Low Income 50% MFI	Moderate Income 80% MFI	Median Income 100% MFI
1-person family income [2]	$14,310	$23,850	$38,160	$47,700
	Full time worker paid $6.88 / hr	Full time worker paid $11.47 / hr	Full time worker paid $18.35 / hr	Fulltime worker paid $22.93 / hr
Sample Job:	Sales clerk	Pre-school teacher	Carpet Installer	Mechanical Draftsman
Affordable Rent: [3]	$358 rent	$596 rent	$954 rent	$1,192 rent
Affordable Purchase: [4]	$44,400 purchase	$74,000 purchase	$118,300 purchase	$147,900 purchase
2-person family income	$16,350	$27,250	$43,600	$54,500
Sample Job:	Fast food worker with one child	Hairstylist with one child	Mental Health Counselor with one child	Social Service Manager w/ spouse or partner
Affordable Rent:	$409 rent	$681 rent	$1,090 rent	$1,362 rent
Affordable Purchase:	$50,700 purchase	$84,500 purchase	$135,200 purchase	$169,000 purchase
3-person family income	$18,390	$30,650	$49,040	$61,300
Sample Job:	Hotel Housekeeping with spouse and one child	Veterinary Technician with two children	Delivery Service Driver and Pharmacy Aide with one child	Registered Nurse with two children
Affordable Rent:	$460 rent	$766 rent	$1,226 rent	$1,532 rent
Affordable Purchase:	$57,000 purchase	$95,000 purchase	$152,100 purchase	$190,100 purchase
4-person family income	$20,430	$34,050	$54,500	$68,100
Sample Job:	Dry Cleaning Worker w/ spouse and two children	AV Equipment Technician with three children	Secretary and Bank Teller with two children	Firefighter and Janitor with two children
Affordable Rent:	$511 rent	$851 rent	$1,362 rent	$1,702 rent
Affordable Purchase:	$63,400 purchase	$105,600 purchase	$169,000 purchase	$211,200 purchase

WHAT IS AFFORDABLE HOUSING?

- Affordable housing is not a separate type of housing that makes it different from ordinary housing. It is ordinary housing. Affordable housing encompasses, but is not limited to low-income housing. It is not a synonym for the term 'public housing' and does not apply only to the housing needs of welfare recipients.

- The US Department of Housing and Urban Development (HUD) defines affordable housing as housing that costs no more than 30% of gross income on rent or mortgage and utilities. Unfortunately, wages and housing costs are often disproportional, and many residents pay well over 30% of their income towards housing.

WHAT IS MFI?

- Median Family Income (MFI) is the dollar amount where half of the population earns less and half the population earns more.

- In the Indianapolis metropolitan region, the Median Family Income for a family of four is $68,100 in 2009. This figure is determined by HUD and used to calculate income brackets for families of different sizes.

WHAT ARE FAIR MARKET RENTS?

- Fair Market Rents (FMR) are used to determine whether an apartment qualifies for a Section 8 subsidy. Section 8 Housing Certificates can only be used to rent a unit within the FMR rates. Rates include estimates for all utilities except telephone, and reflect the prices current in the metropolitan area or county. FMR must be low enough to be affordable to Section 8 renters, but high enough to ensure a variety of available units.

HOME-OWNERSHIP IN INDIANAPOLIS

2008 Median Sales Price of existing single-family homes in Indianapolis metropolitan region…………………………………… $111,200 [6]

2009 FAIR MARKET RENTS IN INDIANAPOLIS [5]

Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
$542	$627	$745	$964	$1,020

REFERENCES:

1 Median Family Income (MFI) is determined by the US Department of Housing and Urban Development (HUD) for the Indianapolis-Carmel metropolitan region, 2009. http://www.huduser.org

2 Wages based on data from the Indiana Department of Workforce Development's Occupational Employment Statistics (OES) for the Indianapolis-Carmel metropolitan region, May 2008. http://www.hoosierdata.in.gov

3 Rent is 30% of Median Family Income determined by the US Department of Housing and Urban Development for the Indianapolis-Carmel metropolitan region, 2009. http://www.huduser.org

4 Purchase Price determined using Affordability Calculator by Ginnie Mae. http://www.ginniemae.gov

5 Fair Market Rents determined by the US Department of Housing and Urban Development, Office of Policy Development & Research for the Indianapolis-Carmel metropolitan region, 2009. http://huduser.org

6 National Association of Realtors, 2008. http://realtor.org